



**Netherton Grange, Old Roan, Liverpool, L30 8RF**

*Grosvenor Waterford*  
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this fabulous extended four bedroom semi detached property located in sought after Netherton Grange, Old Roan, convenient for local amenities and transport links. The spacious accommodation which has been recently redecorated throughout, briefly comprises; entrance porch, hall, lounge, dining room, breakfast kitchen, morning room, conservatory and master bedroom with ensuite. To the first floor there are three bedrooms and a family bathroom. Outside there is a good sized west facing rear garden and block paved driveway to the front with access to a partitioned garage used for storage only. The property also benefits from uPVC double glazing and, gas central heating with a new boiler. A stunning family home - early viewing recommended.

£275,000



### Entrance Porch

uPVC double glazed porch with sliding front door

### Hall

uPVC door, uPVC double glazed window to front aspect, radiator, laminate flooring, stairs to first floor

### Lounge 21'9" x 11'6" (6.64m x 3.51m)

uPVC double glazed window to front aspect, hole in the wall inset gas fire, radiator, bi-folding doors to dining room

### Dining Room 11'7" x 9'7" (3.55m x 2.93m)



radiator, laminate flooring, open to kitchen, open to conservatory

### Kitchen 16'7" x 9'1" (5.06m x 2.78m)



fabulous fitted kitchen with a range of base and wall cabinets with complementary worktops and breakfast bar, integrated double oven and gas hob with extractor over, integrated dishwasher, laminate flooring, inset ceiling spotlights, new wall mounted combi boiler, two velux skylights, uPVC double glazed window to rear aspect

### Morning Room



vertical radiator, laminate flooring, inset ceiling spotlights, understairs cupboard, open to kitchen

### Conservatory 11'5" x 11'2" (3.48m x 3.41m)

uPVC double glazed conservatory with french doors to rear garden, laminate flooring

**Master Bedroom 15'11" x 7'10" (4.87m x 2.39m)**



two velux skylights, radiator, laminate flooring, inset ceiling spotlights, door to ensuite

**Ensuite**

white suite comprising; shower cubicle with mains shower, low level w.c. and wash hand basin, tiled walls, inset ceiling spotlights

**First Floor**

**Landing**

uPVC double glazed window to side aspect, access to loft space

**Bedroom 2 12'4" x 11'6" (3.78m x 3.51m)**



uPVC double glazed window to front aspect, radiator, built in cupboard, fitted wardrobes

**Bedroom 3 11'1" x 9'9" (3.40m x 2.99m)**



uPVC double glazed window to rear aspect, radiator

**Bedroom 4 8'0" x 7'11" (2.44m x 2.43m)**



uPVC double glazed window to rear aspect, radiator, laminate flooring

**Family Bathroom**

white suite comprising; panelled shower bath with shower over, low level w.c. and wash hand basin, heated towel rail, tiled floor and walls, uPVC double glazed frosted window to front aspect

**Outside**

**Rear Garden**

west facing rear garden with patio and lawn with established borders and brick outbuilding that could be used for a variety of purposes

**Front Garden**

walled front with open access to a block paved driveway

**Attached Garage**

partitioned off and used for storage only

**Additional Information**

Tenure : Freehold  
Council Tax Band : C  
Local Authority : Sefton

**Agents Note**

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate.

We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting [www.gov.uk/government/organisations/land-registry](http://www.gov.uk/government/organisations/land-registry).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



